

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: ESTABLISHMENT OF FAIR REUSE VALUE FOR DISPOSITION
PARCELS IN THE WATERFRONT PROJECT AREA MASS. R-77

WHEREAS, the governing body of the Authority at a regular meeting on November 14, 1974, adopted a Resolution, entitled "Resolutions of the Boston Redevelopment Authority Relative to Establishment of Fair Reuse Value for Disposition Parcels", and

WHEREAS, the parcel was appraised by at least two independent fee appraisers, was reviewed by staff appraisers and the value recommended by the Land Disposition Officer:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:
THAT, the Fair Reuse Value for disposition parcel listed below is hereby established:

Parcel No.	Reuse	Address	Minimum Disposition Price
E-8	Garage	Clinton & North Streets	\$528,700

COMMENTS

Certificate No. 3

PROJECT WATERFRONT MASS. R-77

DISPOSITION PARCEL NO. E-8

ADDRESS Clinton & North Streets

	<u>Appraiser</u>	
First Appraisal	John Cullen	\$510,400
Second Appraisal	Richard Dennis	\$528,700
Rec. Min. Disp. Price		\$528,700

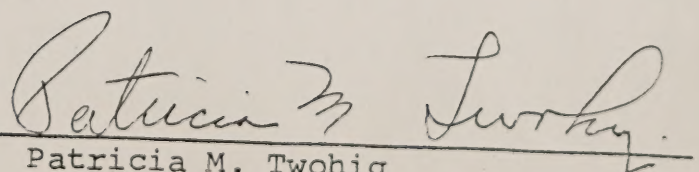
The two appraisers employ the same technique for appraising the parcel. The methodology, known as the land residual approach, involves use of the Cost and Income Approaches to value.

Construction cost estimates have been established in part on information furnished by BRA architectural staff, consultation with builders and owners of recently constructed parking garage facilities, and studies of information contained in cost estimate services available to appraisers.

The Income Approach involves estimates of gross receipts and operating expenses to arrive at a net income. Investigation of rates and turnover of other garages similar to the subject have furnished a base for estimated gross receipts. This net income is allocable first to satisfy return and amortization of the cost of construction with the remainder attributed to income earned by the land.

The income earned by the land is capitalized at an appropriate risk rate which results in an indicated value for the land.

Taking all of these factors into consideration, we recommend a minimum disposition price of \$528,700.


Patricia M. Twohig
Land Disposition Officer

M E M O R A N D U M

June 9, 1977

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT F. WALSH, DIRECTOR

SUBJECT: WATERFRONT PROJECT MASS. R-77
Establishment of Fair Reuse Value for
Disposition Parcel No. E-8 - Certificate No. 3

It is requested that you approve and certify the fair reuse value for the disposition parcel listed on the attached certificate.

The parcel has been appraised by two qualified, independent fee appraisers. The appraisals have been reviewed by the Land Disposition Officer.

The Land Disposition Officer is of the opinion that the price for this parcel is a reasonable estimate of its fair reuse value.

